

The City of Leominster through its Mayor, hereby gives notice that a Host Community Agreement has been negotiated, and signed on July 18, 2013, with PPE Casino Resorts MA, LLC. Such Agreement defines the benefits to the City in the event a Category 2 Gaming License is issued by the Massachusetts Gaming Commission to PPE to operate a gaming facility on Jungle Road in Leominster. Below is a summary of the key points of that Agreement. The Agreement in its entirety may be viewed on the City of Leominster's website which is: www.leominster-ma.gov. The full Agreement may also be viewed at the website of the Massachusetts Gaming Commission which is: www.massgaming.com. Finally, a hard copy of the entire Agreement is on file and can be read at the office of the City Clerk, at the Leominster City Hall, 25 West Street, Leominster.

**Summary of Key-Points Within the Host Community Agreement
Between PPE Casino Resorts MA, LLC and the City of Leominster**

PROJECT DESCRIPTION

- "Category 2" gaming facility with 1250 Slot Machines
- Around 125,000 of gaming, retail and restaurant space
- On about 14 acres of land on Jungle Road
- Total investment of at least \$125 million

PAYMENTS TO CITY

1. Prior to Opening

- PPE will pay all legal and consultant costs and fees incurred in connection with the Project
- PPE will pay all permitting fees associated with the Project
- Prior to Commencement of Construction, PPE will make an unrestricted grant to the City of \$250k

2. Annual Payments

- PPE will make total annual payments to the City equal to the greater of:
 - 2% of Gross Gaming Revenue (projected to result in payments of approximately \$4 million to the City each year) or
 - A minimum annual payment, which will be \$3.8 million in the first year and will increase each year for at least five years, but may be decreased after the 5th year if PPE's revenues decline as a result of competition within the state). This minimum payment includes:
 - Property taxes of \$1 million (increasing at 2.5% each year
 - Impact Fee of \$100k
 - Community Benefit Payment of \$2.7 million

- After 10 years, the percentage payment to the City increases to 2.5% of Gross Gaming Revenues
- PPE agrees to garage all vehicles for the project in Leominster and excise taxes will be paid in addition to the above.

BENEFITS TO LEOMINSTER ECONOMY

- Approximately 600 Construction jobs
 - o Preferences for Leominster Residents and Union Members
- Approximately 500-700 full-time permanent jobs
 - o Preferences for Leominster Residents
- Purchases of goods and services from local vendors
- Leominster Community Foundation
 - To support local charities and youth sports
 - Also to support a micro-loan program for small businesses
 - PPE to fund with \$50k per year

PUBLIC INFRASTRUCTURE IMPROVEMENTS and PUBLIC SAFETY

- PPE will make all public infrastructure improvements (water, sewer, roadway, etc.) as required by the Planning Board and Planning Board engineering consultants to be funded by PPE
- PPE to construct a Police Department Substation
- PPE to prepare a public safety plan in consultation with Leominster Police and Fire Departments and to use Leominster Police Details for supplemental security

RESPONSIBLE GAMING

- PPE will join and actively participate in the Massachusetts Partnership on Responsible Gambling
- PPE will educate its employees and provide information to patrons regarding responsible gaming

MISCELLANEOUS

- PPE will pay the City's legal fees in any dispute if the City prevails
- PPE will indemnify the City from certain claims by third parties
- PPE will provide reports and documentation to the City to ensure compliance with the provisions of this Agreement.